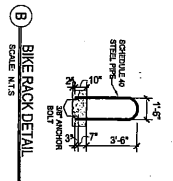
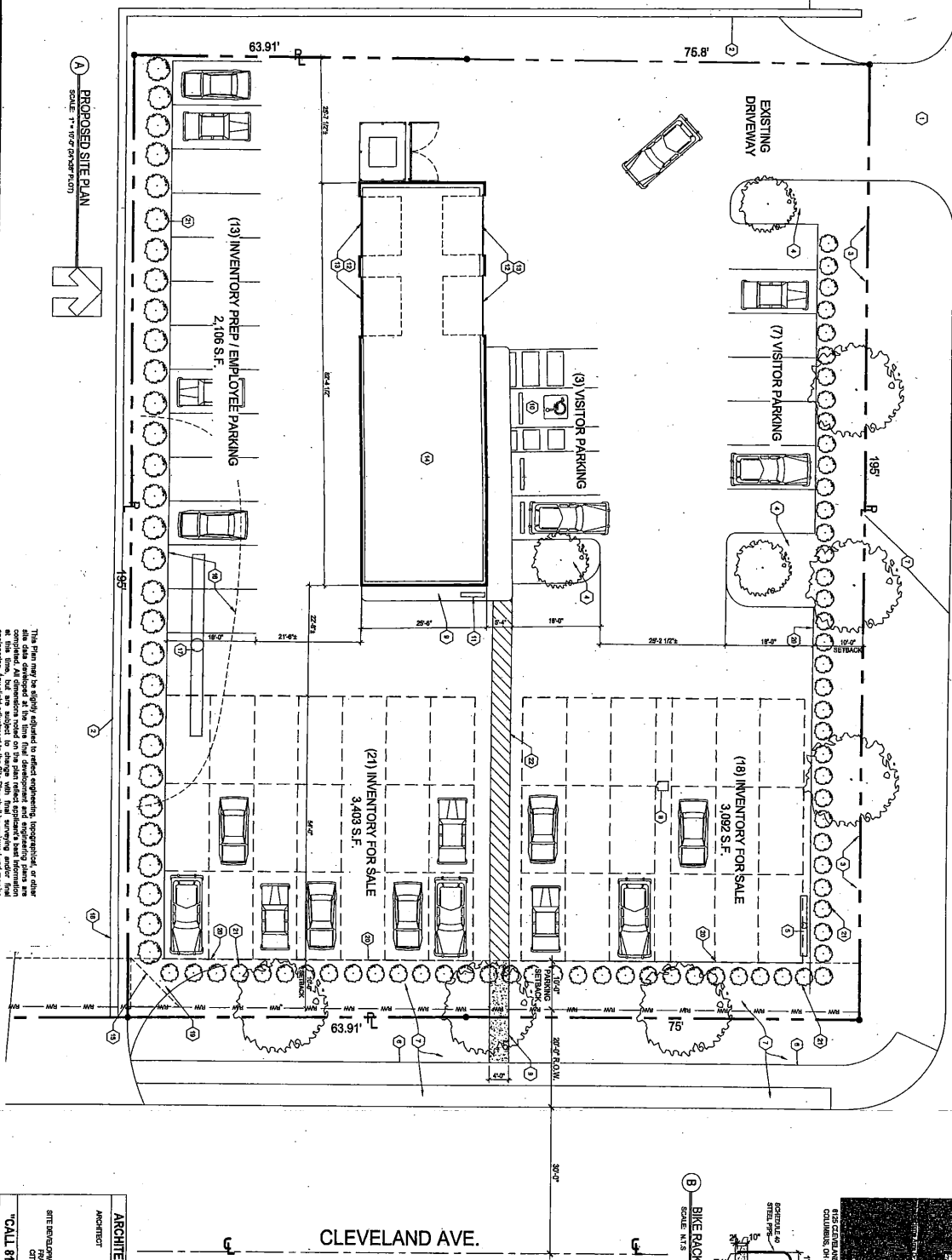


HOME ACRE DR.

PROPOSED SITE PLAN
SCALE: 1" = 10'-0" (HORIZONTAL)
1" = 10'-0" (VERTICAL)

3D / Group, Inc.
Architect, Planning and Design
285 North Fourth Street
Columbus, Ohio 43215
Phone: 614.464.3800
Fax: 614.464.3851
Email: 3dinfo@3dgroup.com

David E. Perry, AIA
David B. Perry
Date: 6-1-16
Date: 6/1/16



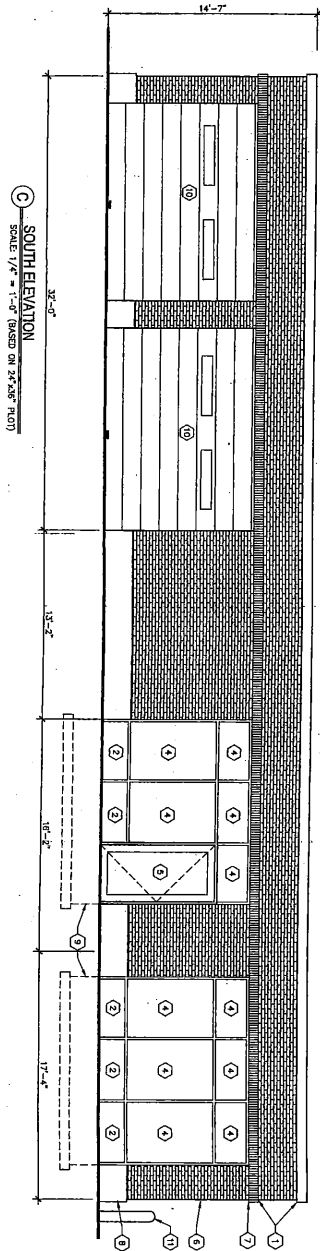
ARCHITECT
3D GROUP, INC.
285 NORTH 4TH ST.
COLUMBUS, OH 43215
PHONE: 614.464.3800
FAX: 614.464.3851
WWW.3DGROUP.COM
SITE DEVELOPMENT PLAN AND EXISTING FROM
CITY OF COLUMBUS

| VICINITY MAP | |
|---|---|
| PROJECT ZONING: C-2 COMMERCIAL | PROJECT ZONING: C-2 COMMERCIAL |
| PROPOSED CHANGES: AUTO SALES | PROPOSED CHANGES: AUTO SALES |
| BLDG. HGT.: 14'-0" | BLDG. HGT.: 14'-0" |
| PRICING INFORMATION | |
| LOT AREA: 62,400 S.F. | LOT AREA: 62,400 S.F. |
| IMPROVEMENTS: REDUCED TO APPROX. 2,100 S.F. | IMPROVEMENTS: REDUCED TO APPROX. 2,100 S.F. |
| TAX EXEMPTION: WESTERVILLE CSD | TAX EXEMPTION: WESTERVILLE CSD |
| PARCEL # 60-0208-000-0000 | PARCEL # 60-0208-000-0000 |
| ZONING CHANGE APPLICATION NO. 210508 | ZONING CHANGE APPLICATION NO. 210508 |
| AUTOMOBILE SALES - ONE (1) FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF DEVELOPMENT LOT AREA USED FOR AUTOMOBILE SALES. THREE (3) FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF LOT AREA USED FOR OFFICE (1,000 S.F.). | |
| PROVIDED AND REQUIRED SHADE TREES: 6 | |
| BREEZING PARKING: 2 | |
| EXISTING PARKING: 8 | |
| EXISTING PARKING PROVIDED EXCLUDING 1.000 SQUARE FEET OF LOT AREA USED FOR OFFICE (1,000 S.F.) | |
| TOTAL EXISTING PARKING: 10 | |
| TOTAL PARKING PROVIDED, INCLUDING AUTO SALES: 14 | |
| ALL PARKING SPACES BASED ON 8' X 18' STALLS | |
| SITE PLAN CODED NOTES | |
| 1. EXISTING 14'-0" WIDE ACCESS DRIVE. | 1. EXISTING 14'-0" WIDE ACCESS DRIVE. |
| 2. EXISTING INTERIOR DRIVE TO REAR. | 2. EXISTING INTERIOR DRIVE TO REAR. |
| 3. EXISTING DRIVEWAY TO BE REMOVED. | 3. EXISTING DRIVEWAY TO BE REMOVED. |
| 4. EXISTING DRIVEWAY TO BE REMOVED. | 4. EXISTING DRIVEWAY TO BE REMOVED. |
| 5. EXISTING DRIVEWAY TO BE REMOVED. | 5. EXISTING DRIVEWAY TO BE REMOVED. |
| 6. EXISTING DRIVEWAY TO BE REMOVED. | 6. EXISTING DRIVEWAY TO BE REMOVED. |
| 7. EXISTING DRIVEWAY TO BE REMOVED. | 7. EXISTING DRIVEWAY TO BE REMOVED. |
| 8. EXISTING DRIVEWAY TO BE REMOVED. | 8. EXISTING DRIVEWAY TO BE REMOVED. |
| 9. EXISTING DRIVEWAY TO BE REMOVED. | 9. EXISTING DRIVEWAY TO BE REMOVED. |
| 10. EXISTING DRIVEWAY TO BE REMOVED. | 10. EXISTING DRIVEWAY TO BE REMOVED. |
| 11. EXISTING DRIVEWAY TO BE REMOVED. | 11. EXISTING DRIVEWAY TO BE REMOVED. |
| 12. EXISTING DRIVEWAY TO BE REMOVED. | 12. EXISTING DRIVEWAY TO BE REMOVED. |
| 13. EXISTING DRIVEWAY TO BE REMOVED. | 13. EXISTING DRIVEWAY TO BE REMOVED. |
| 14. EXISTING DRIVEWAY TO BE REMOVED. | 14. EXISTING DRIVEWAY TO BE REMOVED. |
| 15. EXISTING DRIVEWAY TO BE REMOVED. | 15. EXISTING DRIVEWAY TO BE REMOVED. |
| 16. EXISTING DRIVEWAY TO BE REMOVED. | 16. EXISTING DRIVEWAY TO BE REMOVED. |
| 17. EXISTING DRIVEWAY TO BE REMOVED. | 17. EXISTING DRIVEWAY TO BE REMOVED. |
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| 19. EXISTING DRIVEWAY TO BE REMOVED. | 19. EXISTING DRIVEWAY TO BE REMOVED. |
| 20. EXISTING DRIVEWAY TO BE REMOVED. | 20. EXISTING DRIVEWAY TO BE REMOVED. |
| 21. EXISTING DRIVEWAY TO BE REMOVED. | 21. EXISTING DRIVEWAY TO BE REMOVED. |
| 22. EXISTING DRIVEWAY TO BE REMOVED. | 22. EXISTING DRIVEWAY TO BE REMOVED. |

Z15-056, Sheet 1 of 2

BUCKEYE STATE AUTO SALES
6125 CLEVELAND AVE.
COLUMBUS, OHIO 43229
JUNE 1, 2015
JOB NO. 2015.056

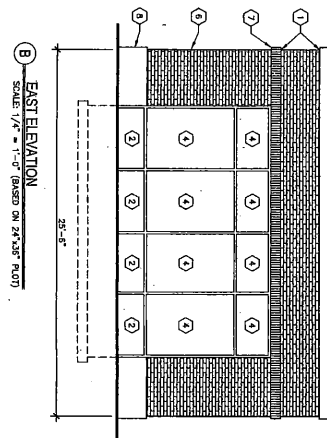
Site Plan



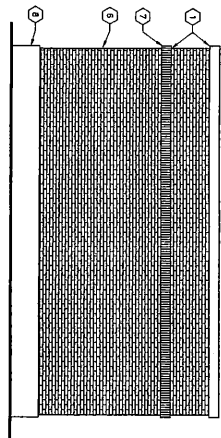
adjustment
David B. Perry, Agent
Date: 6-1-16
Donald Pink, Attorney
Date: 6/1/16

3D / Group, Inc.
Architectural, Planning and Design, and Project Management

266 North Fourth Street
Columbus, Ohio 43215
Phone: 614.464.3600
Fax: 614.464.9331
Email: 3dinfo@3dgroup.com



EAST ELEVATION
SCALE: 1/4" = 1'-0" (BASED ON 24"x36" PLOT)



WEST ELEVATION
SCALE: 1/4" = 1'-0" (BASED ON 24"x36" PLOT)

- CODED NOTES

 1. REMOVE EXISTING WELLS, MANWAY AND CONSTRUCT NEW 18" DIA. RIBBED POLYESTER FIBERGLASS MANHOLE TO GRADED NEW FLOOR (AS SHOWN). (PUMP) W/RYE AND DRAINAGE PUMP.
 2. REPAIRED WELLS, MANHOLE.
 3. REPAIR EXISTING WELLS, DOOR WITH NEW GLASS AND ALUMINUM DOOR.
 4. CUT EXISTING MANHOLE WALL FOR NEW STENOCHONT GLASS AND ALUMINUM DOOR.
 5. CUT EXISTING MANHOLE WALL FOR NEW STENOCHONT GLASS AND ALUMINUM DOOR.
 6. ROCK REPAIRS.
 7. ROCK REPAIRS CONCRETE.
 8. CUT STENOCHONT WELLS, MANHOLE WALL.
 9. NEW FORMING FOR NEW CONCRETE OFFICE WELLS.
 10. NEW 18" DIA. RIBBED POLYESTER FIBERGLASS MANHOLE, TYPICAL OF TWO IN ROW.
 11. EXISTING DOOR TO BE REMOVED.

Building Elevations
Z15-056, Sheet 2 of 2

Z15-056, Sheet 2 of 2

BUCKEYE STATE AUTO SALES
6125 CLEVELAND AVE.

June 1, 2016
JOB NO. 2015.060

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2016**

- 4. APPLICATION: Z15-056**
- Location:** **6125 CLEVELAND AVENUE (43231)**, being 0.62± acres located at the southwest corner of Cleveland Avenue and Home Acre Drive (600-202557 and 600-202558; Northland Community Council).
- Existing Zoning:** C-5, Commercial District
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Automobile sales.
- Applicant(s):** Mohammed Alwazan; c/o David Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Buckeye State Auto Sale, Co.; c/o David Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

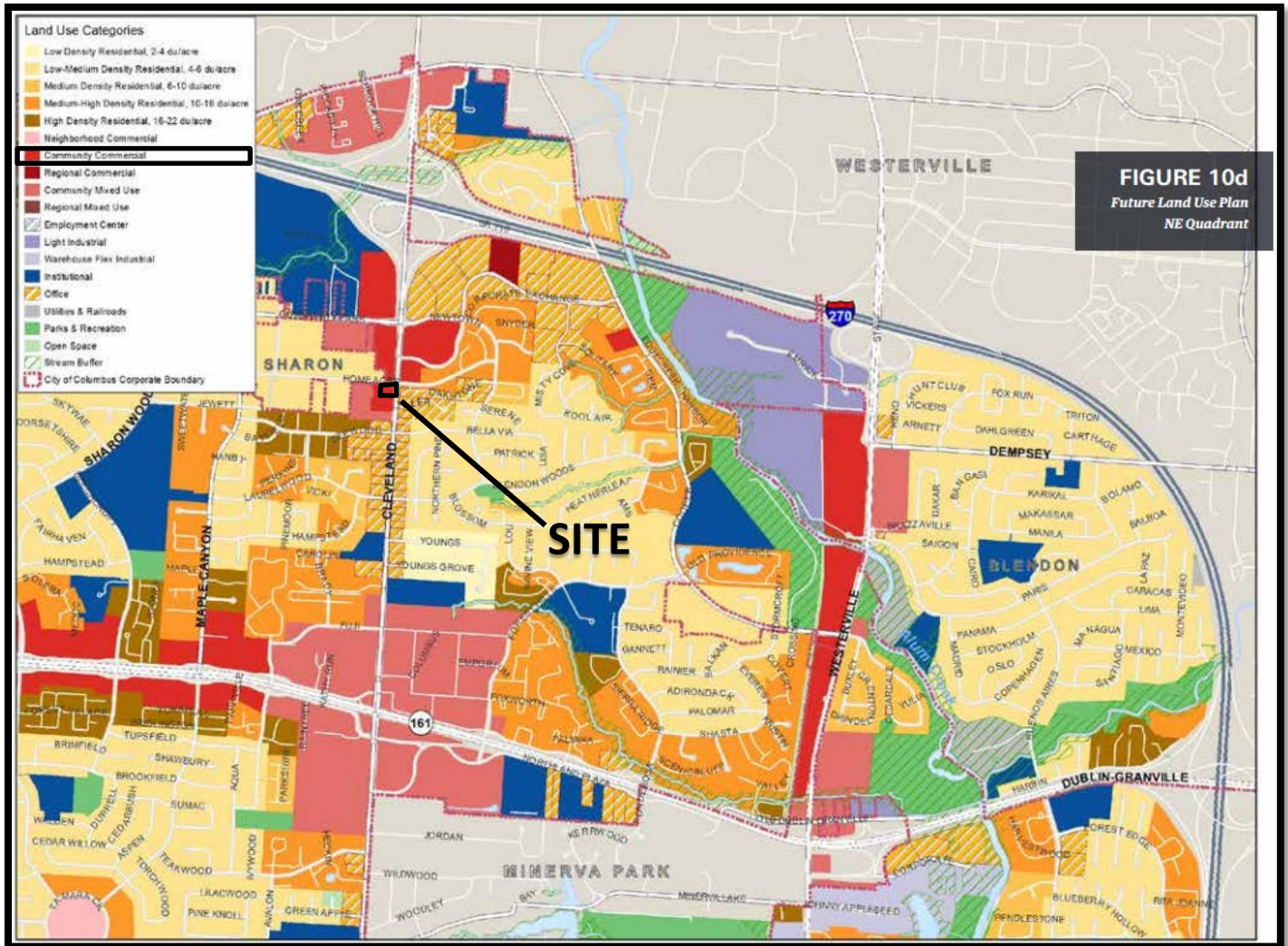
BACKGROUND:

- The 0.63± acre site consists of two parcels developed with a car wash facility and parking lot zoned C-5, Commercial District. The applicant requests an L-C-4, Limited Commercial District to permit automobile sales.
- North of the site across Home Acre Drive is a convenience store in the C-1, Commercial District. To the south and west is an auto repair use in the C-4, Commercial District. To the east across Cleveland Avenue is an office park in the L-C-2, Commercial District.
- The site is located within the planning area of the *Northland I Area Plan* (2014), which recommends community commercial land use at this location. Typical intensity includes 12,500 feet per acre and includes retail, office, hotel or institutional uses that serve multiple neighborhoods.
- The limitation text includes use restrictions that permit all C-1 through C-3 uses and prohibits certain C-4 uses,. Development standards in the text address site access, buffering and landscaping along Cleveland Avenue and Home Acre Drive, lighting, outdoor display areas, and signage and graphics. Neither outdoor storage of vehicle parts or wrecked vehicles are permitted on the premises. The limitation text commits to a site plan and elevation drawings if the property is to be used for auto sales. According to the site plan, the automobile display area is limited to 8,601 square feet, with 1,250 square feet of indoor office use.

- The site is located within the boundaries of the Northland Community Council whose recommendation is for disapproval of the requested zoning district.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as 6-2 arterials requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District would allow redevelopment of the site with an automobile sales use while utilizing limitations and development standards consistent with established zoning and development patterns of the area. The proposed limitation text includes appropriate development standards, while also committing to a site plan and building elevations. The proposed use is generally consistent with the community commercial land use recommendation for this location set by the *Northland I Area Plan*.



Z15-056
6125 Cleveland Avenue
Approximately 0.62 acres
C-5 to L-C-4



Z15-056
6125 Cleveland Avenue
Approximately 0.62 acres
C-5 to L-C-4



Z15-056
6125 Cleveland Avenue
Approximately 0.62 acres
C-5 to L-C-4

Northland Community Council Development Development Committee 3/30/16

- Case #3:** Application #CV16-009 (Council variance from §3367.01 to permit operation of an athletic training facility in an M-2 district)
 Andre Irvin *representing*
 A&J Westerville Properties LLC
 5095 Westerville Road, 43231 (PID 600-105957 *et al*)¹
- *The Committee approved (17-0 w/ 1 abstention) a motion (by MP, second by SCA) to **RECOMMEND APPROVAL WITH CONDITIONS**:*
 1. *That the applicant provides evidence that a minimum of 10 parking spaces will be available for their and their customers' use at all times of operation, whether as a consequence of the applicant's lease agreement, a shared parking agreement, or a combination thereof.*
 2. *That the proposed use as described in the application be revised to be "Exercise and Health Facilities" (as found in §3355.03 among permitted uses in a C-3 district), as the use "Athletic Training and Conditioning Facility" currently specified by the applicant is not a use currently defined or permitted in any district in the Zoning Code.*
-

- Case #4:** Application #Z15-056 (Rezone 0.63 AC± from C-5 to L-C-4 to allow repurposing of a self-serve car wash for other uses including automobile sales)
 Dave Perry/David Perry Company *representing*
 Mohammed Alwazan/Buckeye State Auto Sales
 6125 Cleveland Ave, 43231 (PID 600-202557/600-202558)
- *The Committee approved (14-3 w/ 1 abstention) a motion (by SWCA, second by FPCA) to **RECOMMEND DISAPPROVAL** of the application.*
-

Executive Session

9:45 pm

Meeting Adjourned

10:30 pm

¹ Although not a condition of approval nor discussed by the Committee, it was noted in preparing this report that this applicant has described the property for which Council variance is being sought in their application as PID "600-105957 + 3 others" (with four parcels listed on a subsequent page) and its acreage as "5.5±." However, it was clear from the applicant's presentation that the applicant is seeking a variance only for the 0.3134 ± AC parcel with address 5095 Westerville Road and designated PID 600-105957, not the adjacent parcels at 5097 Westerville Road (PID 600-105958) and 5087 Westerville Road (PID 600-105961/600-105962), which together with the subject parcel make up the entire 5.5± AC site. The chair suggests that the application should be amended and subsequent legislation should make clear that any variance approved as a result of this application applies only to the parcel designated with PID 600-105957, not to the adjoining parcels, as was the understanding of the Committee when they developed their recommendation.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION # 215-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which
is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

| | |
|---|--|
| 1. Buckeye State Auto Sales Company 1661 E Dublin Granville Road Columbus, Ohio 43229 # of Columbus Based Employees: 0 Contact: Mohammed Alwazan 614-804-1604 | 2. Mohammed Alwazan 1374 Milk Street, Apt. #C Gahanna, Ohio 43230 # of Columbus Based Employees: 0 Contact: (614) 804-1604 |
| 3. _____ | 4. _____ |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 18TH day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC

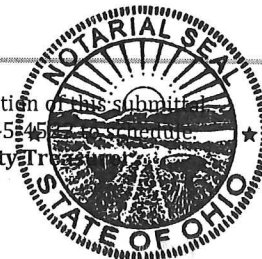
Stacey L. Danza

My Commission Expires:

11-5-2018*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submission.
Applications must be submitted by appointment. Call 614-645-4522 for assistance.
Please make all checks payable to the Columbus City Treasurer.



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018
Revised 12/15 slp